

**SNAPSHOT of HOME Program Performance--As of 09/30/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Montgomery County**

State: **MD**

PJ's Total HOME Allocation Received: **\$38,505,588**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

| Category   | PJ       | State Average | State Rank    | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|---------------|---------------|------------------------------|---------|---------|
|  |          |               |               |               | Group                        | B       | Overall |
|  |          |               | PJs in State: | 6             |                              |         |         |
| <b>Program Progress:</b>   |          |               |               |               |                              |         |         |
| % of Funds Committed   | 96.79 %  | 94.90 %       | 2             | 95.51 %       | 70                           | 67      |         |
| % of Funds Disbursed   | 83.99 %  | 86.10 %       | 4             | 87.58 %       | 21                           | 27      |         |
| Leveraging Ratio for Rental Activities                           | 1.02     | 6.25          | 6             | 4.86          | 14                           | 16      |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 80.43 %  | 85.86 %       | 4             | 82.17 %       | 30                           | 24      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 62.62 %  | 62.51 %       | 3             | 71.17 %       | 29                           | 27      |         |
| <b>Low-Income Benefit:</b>                                       |          |               |               |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 88.00 %  | 89.83 %       | 3             | 81.54 %       | 67                           | 63      |         |
| % of 0-30% AMI Renters to All Renters***                         | 36.00 %  | 60.18 %       | 6             | 45.68 %       | 31                           | 31      |         |
| <b>Lease-Up:</b>   |          |               |               |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 100.00 % | 98.54 %       | 1             | 96.19 %       | 100                          | 100     |         |
| <b>Overall Ranking:</b>  |          |               | In State:     | 4 / 6         | Nationally:                  | 20 23   |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |               |               |                              |         |         |
| Rental Unit  | \$58,902 | \$23,371      |               | \$27,510      | 350 Units                    | 31.70 % |         |
| Homebuyer Unit   | \$30,872 | \$11,263      |               | \$15,239      | 34 Units                     | 3.10 %  |         |
| Homeowner-Rehab Unit   | \$17,201 | \$31,035      |               | \$20,932      | 60 Units                     | 5.40 %  |         |
| TBRA Unit  | \$3,243  | \$4,622       |               | \$3,121       | 660 Units                    | 59.80 % |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Montgomery County MD

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental   | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| <b>PJ:</b>         | \$38,207 | \$91,506  | \$17,951  |
| <b>State:*</b>     | \$76,762 | \$106,349 | \$26,578  |
| <b>National:**</b> | \$98,643 | \$77,150  | \$23,791  |

**CHDO Operating Expenses:**  
(% of allocation)

|                      |   |
|----------------------|---|
| <b>PJ:</b>           | <span style="border: 1px solid black; padding: 2px;">3.9</span> % |
| <b>National Avg:</b> | <span style="border: 1px solid black; padding: 2px;">1.2</span> % |

**R.S. Means Cost Index:** 0.87

|  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%  |
|--|--|--|--|--|
| <b>RACE:</b>                             |  |  |  |  |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">39.1</span> | <span style="border: 1px solid black; padding: 2px;">29.4</span> | <span style="border: 1px solid black; padding: 2px;">41.7</span> | <span style="border: 1px solid black; padding: 2px;">14.5</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">48.3</span> | <span style="border: 1px solid black; padding: 2px;">55.9</span> | <span style="border: 1px solid black; padding: 2px;">28.3</span> | <span style="border: 1px solid black; padding: 2px;">70.6</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">4.9</span>  | <span style="border: 1px solid black; padding: 2px;">8.8</span>  | <span style="border: 1px solid black; padding: 2px;">1.7</span>  | <span style="border: 1px solid black; padding: 2px;">3.1</span>  |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">2.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  |

### ETHNICITY:

|          |   |   |  |  |
|----------|---|---|--|--|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">5.1</span> | <span style="border: 1px solid black; padding: 2px;">5.9</span> | <span style="border: 1px solid black; padding: 2px;">25.0</span> | <span style="border: 1px solid black; padding: 2px;">11.1</span> |
|----------|---|---|--|--|

### HOUSEHOLD SIZE:

|                    |  |  |  |  |
|--------------------|--|--|--|--|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">45.1</span> | <span style="border: 1px solid black; padding: 2px;">5.9</span>  | <span style="border: 1px solid black; padding: 2px;">23.3</span> | <span style="border: 1px solid black; padding: 2px;">7.3</span>  |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">17.1</span> | <span style="border: 1px solid black; padding: 2px;">29.4</span> | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">32.9</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">17.1</span> | <span style="border: 1px solid black; padding: 2px;">29.4</span> | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">25.3</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">12.9</span> | <span style="border: 1px solid black; padding: 2px;">26.5</span> | <span style="border: 1px solid black; padding: 2px;">23.3</span> | <span style="border: 1px solid black; padding: 2px;">20.8</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">5.1</span>  | <span style="border: 1px solid black; padding: 2px;">8.8</span>  | <span style="border: 1px solid black; padding: 2px;">6.7</span>  | <span style="border: 1px solid black; padding: 2px;">6.2</span>  |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">2.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">5.0</span>  | <span style="border: 1px solid black; padding: 2px;">4.5</span>  |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.7</span>  | <span style="border: 1px solid black; padding: 2px;">1.7</span>  |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.4</span>  |

### HOUSEHOLD TYPE:

|                        |  |  |  |  |
|------------------------|--|--|--|--|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">31.7</span> | <span style="border: 1px solid black; padding: 2px;">26.5</span> | <span style="border: 1px solid black; padding: 2px;">26.7</span> | <span style="border: 1px solid black; padding: 2px;">13.8</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">23.1</span> | <span style="border: 1px solid black; padding: 2px;">20.6</span> | <span style="border: 1px solid black; padding: 2px;">21.7</span> | <span style="border: 1px solid black; padding: 2px;">0.3</span>  |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">26.9</span> | <span style="border: 1px solid black; padding: 2px;">23.5</span> | <span style="border: 1px solid black; padding: 2px;">6.7</span>  | <span style="border: 1px solid black; padding: 2px;">73.7</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">6.6</span>  | <span style="border: 1px solid black; padding: 2px;">29.4</span> | <span style="border: 1px solid black; padding: 2px;">25.0</span> | <span style="border: 1px solid black; padding: 2px;">12.1</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">11.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">16.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">9.1</span>  | <span style="border: 1px solid black; padding: 2px;">8.8</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">52.3</span> |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">38.6</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 28

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

State: MD

Group Rank: 20  
 (Percentile)

State Rank: 0 / 0 PJs

Overall Rank: 23  
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.95%   | <b>80.43</b> |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 54.12%   | <b>62.62</b> |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>88</b>    |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 92.11%   | <b>100</b>   |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 2.750    | <b>2.61</b>  |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

